152.0	0009	0016.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,135,600	/	1,135,600
USE VALUE:	1,135,600	/	1,135,600
ASSESSED:	1,135,600	/	1,135,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
117		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLADSTONE PETER D/TRUSTEE
Owner 2:	PORTNOY JENNIFER A/TRUSTEE
Owner 3:	
Street 1:	117 EASTERN AVENUE
Street 2:	JENNIFER A PORTNOY REVOCABLE TRUST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GLADSTONE PETER D -
Owner 2:	PORTNOY JENNIFER A -
Street 1:	117 EASTERN AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Clapboard Exterior and 4035 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7668.000	615,100	500	520,000	1,135,600
Total Card	0.176	615,100	500	520,000	1,135,600
Total Parcel	0.176	615,100	500	520,000	1,135,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 281.42 /Parcel: 281.42

Legal Description

User Acct 152293

GIS Ref

GIS Ref

Insp Date 04/19/18

Entered Lot Size

Total Land:

Land Unit Type:

!11973!

PREVIOUS ASSESSMENT

Parcel ID 152.0-0009-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	615,100	500	7,668.	520,000	1,135,600		Year end	12/23/2021
2021	101	FV	597,200	500	7,668.	520,000	1,117,700		Year End Roll	12/10/2020
2020	101	FV	597,200	500	7,668.	520,000	1,117,700	1,117,700	Year End Roll	12/18/2019
2019	101	FV	457,500	600	7,668.	487,500	945,600	945,600	Year End Roll	1/3/2019
2018	101	FV	457,500	600	7,668.	403,000	861,100	861,100	Year End Roll	12/20/2017
2017	101	FV	457,500	600	7,668.	370,500	828,600	828,600	Year End Roll	1/3/2017
2016	101	FV	457,500	600	7,668.	338,000	796,100	796,100	Year End	1/4/2016
2015	101	FV	454,000	600	7,668.	331,500	786,100	786,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:32:48

LAST REV

Date	Time
04/27/18	08:17:49
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11973

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLADSTONE PETER	59600-23		7/25/2012	Convenience	99	No	No		
BULGER RONALD	31097-348		1/31/2000		478,000	No	No		
WALLS DONALD &	21704-59		1/23/1992		294,000	No	No		Y

USER DEFINED

Prior Id # 1:	152293
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2008	286	Addition	200,000			G10	GR FY10	2nd flr above gar

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
11/12/2008	Meas/Inspect	189	PATRIOT
3/26/2000	MLS	MM	Mary M
12/9/1999	Mailer Sent		
11/22/1999	Measured	272	PATRIOT
10/1/1991		RG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7668		Sq. Ft.	Site		0	80.	0.85	9									520,031						520,000	

Total AC/HA:	0.17603	Total SF/SM:	7668	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	
Total:	520,031	Spl Credit		Total:	520,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.7	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97925681
Const Adj.:	0.99989998
Adj $ / SQ:	127.291
Other Features:	140000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696605
Depreciation:	81503
Depreciated Total:	615102

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

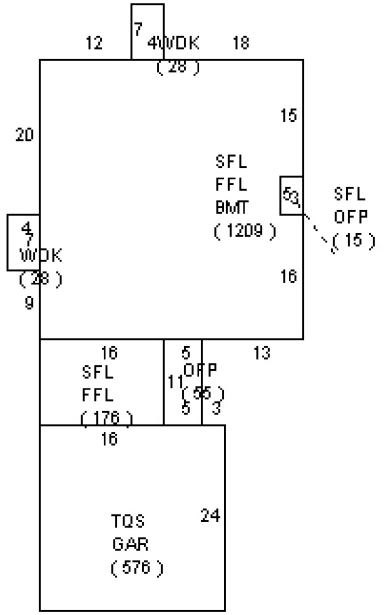
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.02
Special Features:	0	Val/Su Net:	120.61
Final Total:	615100	Val/Su SzAd	192.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,385	127.290	176,298
SFL	Second Floor	1,372	127.290	174,643
BMT	Basement	1,209	59.970	72,507
GAR	Garage	576	19.340	11,139
TQS	3/4 Story	432	127.290	54,990
OFP	Open Porch	70	40.070	2,805
WDK	Deck	56	16.000	896

	Net Sketched Area:	5,100	Total:	493,278	
Size Ad	3189.0000	Gross Area	5272	FinArea	4035

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	
SFL	98				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0009-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	1990	4.85	T	23.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc